

West Close, Warkworth, Morpeth, Northumberland

£150,500



Full Description

An immaculately reimagined bungalow offering beautifully considered interiors, wonderfully light living spaces and a private south-facing garden. 70% shared ownership. Criteria applies. Anyone wishing to live in the property must be aged 55 years or over.

There is something immediately inviting about this beautifully presented two-bedroom semi-detached bungalow. Quietly positioned within an established residential setting, the property has been extensively and thoughtfully upgraded by its current owners to create a home that feels both contemporary and wonderfully comfortable.

About Warkworth

Warkworth is one of Northumberland's most picturesque and sought-after villages, combining historic character, a thriving village community and an enviable position close to the spectacular Northumberland coastline.

Dominated by the magnificent Warkworth Castle, the village is centred around an attractive traditional high street with a selection of independent shops, cafés, pubs, restaurants and everyday amenities. The River Coquet meanders around the village, providing beautiful riverside walks and

adding considerably to Warkworth's distinctive character.

One of the great pleasures of living here is the ability to enjoy both countryside and coast virtually from the doorstep. Warkworth Beach is within easy reach, offering a wonderful expanse of sandy coastline for walking, running, family days out and, of course, year-round dog walks.

The nearby harbour town of Amble provides a wider range of shops and amenities, together with its popular marina, harbour and restaurants, while the historic market town of Alnwick is also readily accessible for a broader selection of shopping, schooling and leisure facilities.

For those travelling further afield, the A1 provides convenient connections north towards the Scottish Borders and south towards Newcastle, while nearby rail connections make the area equally attractive to those seeking a permanent home, a Northumberland retreat or the opportunity to combine country living with wider connectivity.

With its castle, river, beautiful architecture, welcoming village atmosphere and proximity to one of England's finest stretches of coastline, Warkworth offers an exceptional Northumberland lifestyle – a place where morning coffee in the village, an afternoon on the beach and an evening walk beside the River Coquet can all become part of everyday life.

Behind its attractive frontage lies a surprisingly generous interior, where high ceilings, an abundance of natural light and a sophisticated palette of soft Farrow & Ball tones create a wonderful sense of space. Newly skimmed ceilings, crisp white internal doors with chrome furniture, quality plank-effect LVT flooring and new radiators are among the details that give the home its particularly polished finish.

For those seeking a home where much of the work has already been done, this is an especially appealing proposition. The kitchen and bathroom have both been renewed, the gardens are designed for easy enjoyment, there is an attached garage and excellent storage, while the property is offered with no onward chain.

A warm welcome

A partially glazed UPVC entrance door introduces plenty of natural light into the spacious hallway, setting the tone for the rest of the home. The attractive plank-effect LVT flooring and understated décor create an elegant first impression.

A substantial cupboard concealed behind folding louvred doors provides excellent storage for coats and shoes and also houses the Logic gas boiler and consumer unit. Above, a pull-down ladder gives access to the part-boarded and illuminated loft, providing valuable additional storage.

The layout has a pleasingly natural flow, with the principal rooms arranged conveniently from the central hallway.

A beautiful kitchen designed for everyday living

The recently fitted kitchen is undoubtedly one of the highlights of the

property. Contemporary yet timeless, its white Shaker-style cabinetry with chrome handles is paired with warm wood-effect work surfaces and matching upstands.

Arranged in a practical U-shaped configuration, the kitchen provides an exceptional amount of storage and preparation space. Cabinetry has cleverly been taken all the way to ceiling height, creating a beautifully streamlined appearance while maximising storage.

A particularly attractive bank of glazed display cabinets with glass shelving and internal illumination provides the perfect setting for favourite glassware and crockery. Elsewhere, deep pan drawers and substantial floor-to-ceiling cupboards with extensive shelving ensure everything has its place.

The specification includes an Indesit electric hob, concealed extractor and contrasting silvery-grey glass splashback, together with an eye-level Indesit oven, built-in Indesit microwave and integrated dishwasher.

A stainless-steel sink and drainer is positioned beneath the front window, enjoying a pleasant open outlook towards the entrance to the cul-de-sac, while at the opposite end there is space for an intimate dining table and chairs – ideal for morning coffee or relaxed suppers.

Light-filled living

The living room is a wonderfully comfortable and well-proportioned space, with plenty of room to accommodate generous sofas and occasional furniture without feeling crowded.

The beautiful LVT flooring continues through, while coving, soft neutral decoration and the impressive ceiling height enhance the feeling of space. Cabling has also been discreetly incorporated for a wall-mounted television.

Perhaps most importantly, broad sliding patio doors draw the eye towards the garden, flooding the room with natural light and opening into the conservatory beyond.

The conservatory provides another lovely place in which to relax. Surrounded by glazing and enjoying views across the garden, it works beautifully as an additional sitting room, reading room or garden room. A tiled floor, wall lighting and electrical sockets make this an extremely versatile extension of the living accommodation, with a door providing direct access outside.

Two generous bedrooms

Both bedrooms are particularly well proportioned.

The principal bedroom is a spacious double with a lovely south-facing aspect. Muted blue Farrow & Ball tones give the room a calm feel, while an extensive bank of fitted wardrobes provides excellent storage.

French doors open directly from the bedroom onto a raised external area overlooking the rear garden – a lovely feature during the warmer months

and one that creates an unusually strong connection between the bedroom and outside space.

The second bedroom is another excellent double, currently arranged with a single bed but offering ample room for larger bedroom furniture. Its front-facing window looks across the pretty garden and towards the surrounding bungalows and quiet residential setting.

A beautifully renewed shower room

The newly fitted shower room has been finished in a crisp, contemporary style. White tiling and carefully considered lighting complement the generous proportions and high ceiling, creating a particularly bright and fresh space.

A substantial vanity arrangement incorporates a semi-recessed wash basin and concealed-cistern WC, with useful worktop and storage space. There is also an illuminated wall-mounted cabinet and further corner storage.

The centrepiece is the large walk-in-style shower, approximately bath-sized and tiled to full height. A wide entrance, fixed glazed screen with pivoting splash panel and thoughtfully positioned handrails make it particularly easy to access, without compromising the clean contemporary aesthetic. A chrome heated towel rail and newly fitted extractor complete the room.

A south-facing garden made for enjoying the sunshine

The rear garden is one of this bungalow's most appealing lifestyle features.

Enjoying a desirable southerly aspect, it provides a wonderfully private and enclosed outdoor space in which to sit, entertain or simply enjoy the sunshine throughout the day.

Designed to be relatively low maintenance, the garden is predominantly paved, with an additional gravelled area and mature fruit trees towards the far end adding colour and character.

Immediately outside the principal bedroom is a generous raised area with plenty of room for seating. From here, a gently sloping ramp with handrails provides convenient access to the main garden, a thoughtful feature that may prove particularly valuable for anyone with reduced mobility.

The attached garage can also be accessed from the garden via ramped access as well as from the front. In addition to parking and storage possibilities, the garage has plumbing for a washing machine and space for a tumble dryer, freezer and other appliances, allowing it to function as a useful utility area.

To the front, a lawned garden softened by established planting, including beautiful hydrangeas, creates an attractive approach to the property.

A home to simply move into and enjoy

What sets West Close apart is the care that has gone into making it a genuinely comfortable home. It offers the ease of single-storey living without sacrificing space, with two proper double bedrooms, generous reception accommodation, a conservatory, excellent storage, an attached garage and a sunny garden.

The thoughtful accessibility features may also broaden its appeal, while gas central heating, double glazing and broadband availability add the practical essentials expected of a modern home.

For someone looking to downsize without feeling they are compromising, or simply seeking a bungalow where the expensive improvements have already been undertaken, this is a particularly attractive opportunity.

The property is offered with NO ONWARD CHAIN and is being sold on a 70% shared ownership basis, with rent payable to the housing association in respect of the remaining 30%. Further information regarding the shared ownership arrangements, rent and any applicable charges is available from the selling agent.

Tenure: Leasehold

EPC: C

Council Tax Band:

Rent £00.00

Administration £12.50

Buildings insurance £37.86

Equipment / depreciation

Service charge (if applicable) £2.09/£14.86

Total £79.87 per month

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Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- IMMACULATELY PRESENTED TWO-BEDROOM SEMI-DETACHED BUNGALOW
- BEAUTIFULLY UPGRADED WITH AN EXCEPTIONAL STANDARD OF PRESENTATION
- SUPERB CONTEMPORARY SHAKER KITCHEN WITH INTEGRATED APPLIANCES
- GENEROUS LIGHT-FILLED LIVING ROOM & GARDEN-FACING CONSERVATORY
- TWO EXCELLENT DOUBLE BEDROOMS – PRINCIPAL WITH FRENCH DOORS TO GARDEN
- STYLISH NEWLY FITTED LARGE SHOWER ROOM
- WONDERFUL ENCLOSED SOUTH-FACING GARDEN WITH MATURE FRUIT TREES
- ATTACHED GARAGE WITH UTILITY PROVISION & EXCELLENT STORAGE
- THOUGHTFULLY INCORPORATED ACCESSIBILITY FEATURES
- 70% SHARED OWNERSHIP & OFFERED WITH NO ONWARD CHAIN

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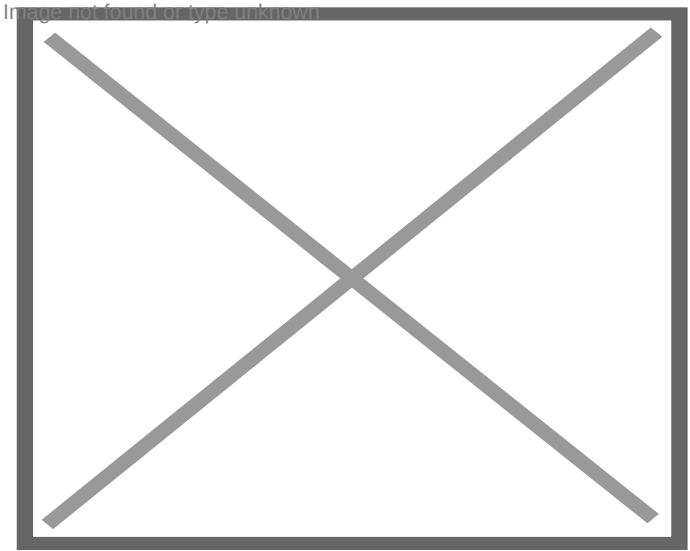






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



Approximate total area⁽¹⁾
79.5 m²
856 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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